



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1211 COLLEGE AVENUE
SANTA ROSA, CA

CLASSIC PROFESSIONAL BUILDING
AVAILABLE

Go beyond broker.

PRESENTED BY:

ANNETTE COOPER, SENIOR ADVISOR
LIC # 00826250 (707) 528-1400, EXT 257
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PROPERTY DETAILS



1211 COLLEGE AVE.
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CLASSIC
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SPACE FOR LEASE

Classic distinctive building in the downtown Santa Rosa business sphere of influence is an excellent choice for an astute business owner.

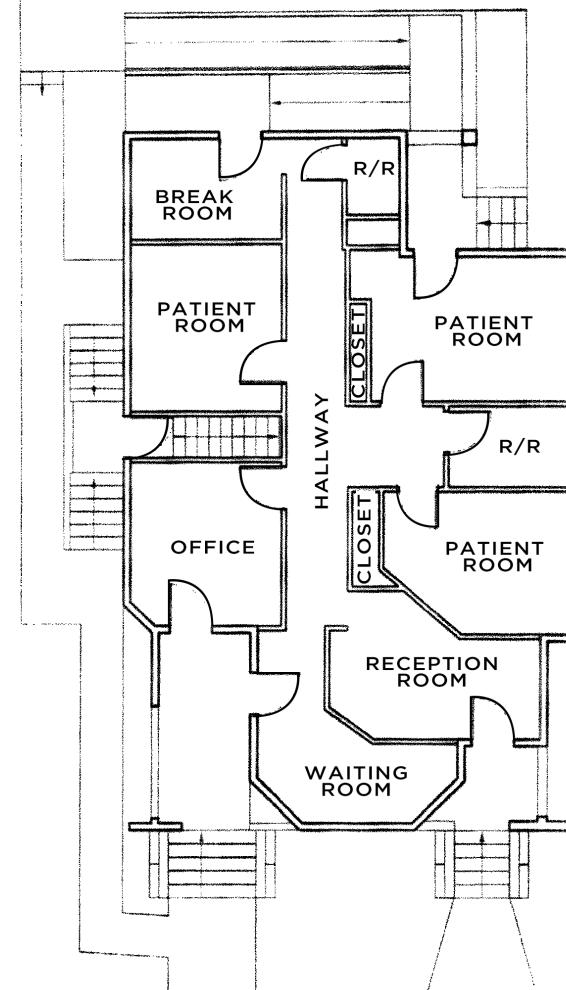
- 1,100+/- sq. ft. office
- 7,000+/- sq. ft. parcel
- Distinctive downtown location with on-site parking
- Seasoned landscaping
- High visibility monument signage
- 9 on-site parking space
- Busy traffic corridor

LEASE INFORMATION

Rate

\$2.00 PSF Gross (Square footage is 1,100+/- sf)

FIRST FLOOR



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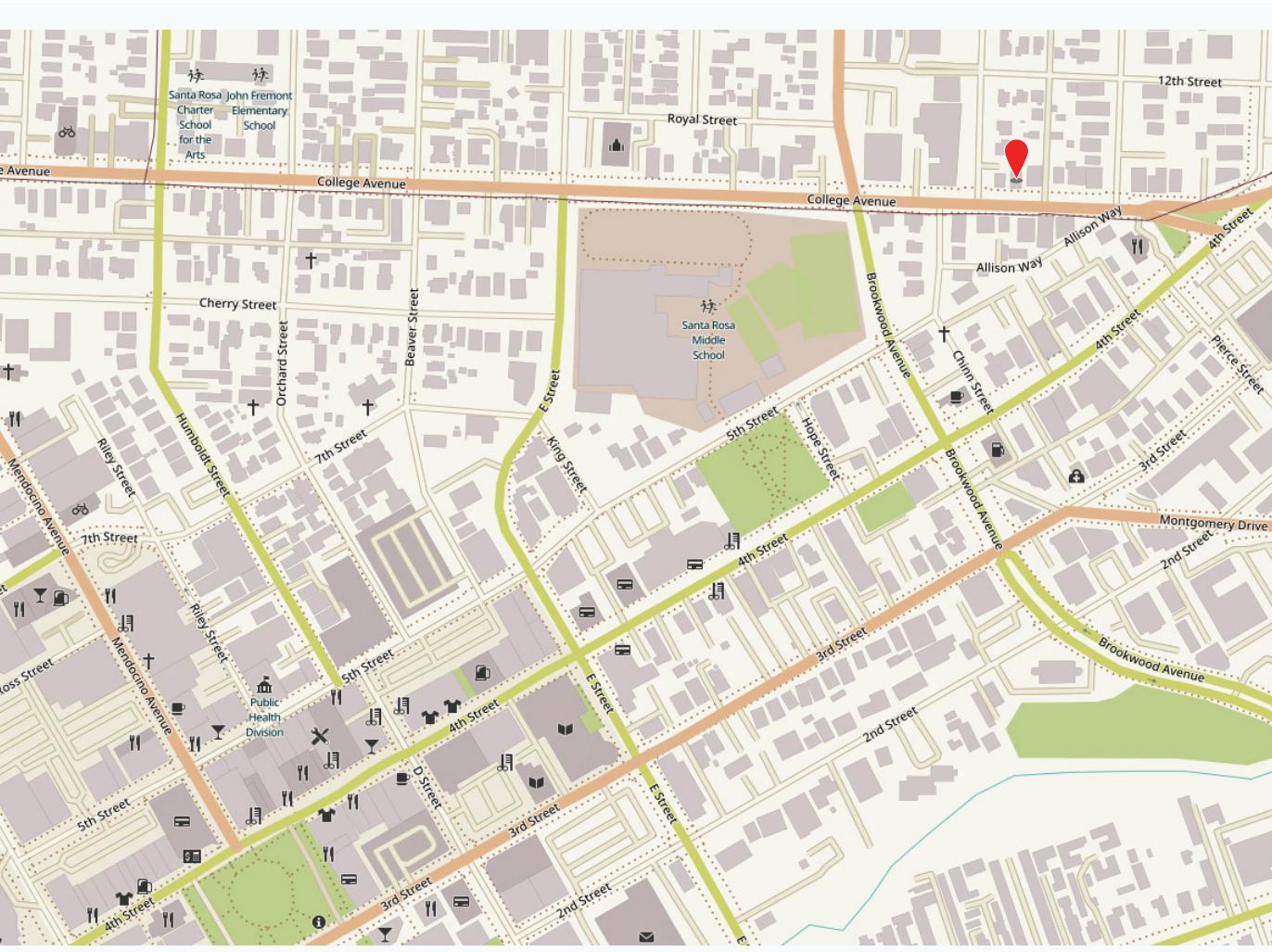


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TOTAL BUILDING SQ. FT.

1,100+/- sq. ft.

LOT SIZE

7,000+/- sq. ft.

APN

180-810-028

ZONING

Historic PO Office

PARKING

Both On-Site and Street Parking

TRAFFIC COUNTS

College Ave. @ Monroe St.	13,689
College Ave. @ 4th St.	13,221
Brookwood Ave. @ 5th St.	17,484
Brookwood Ave. @ 4th St.	16,043
Brookwood Ave. @ 3rd St.	14,891

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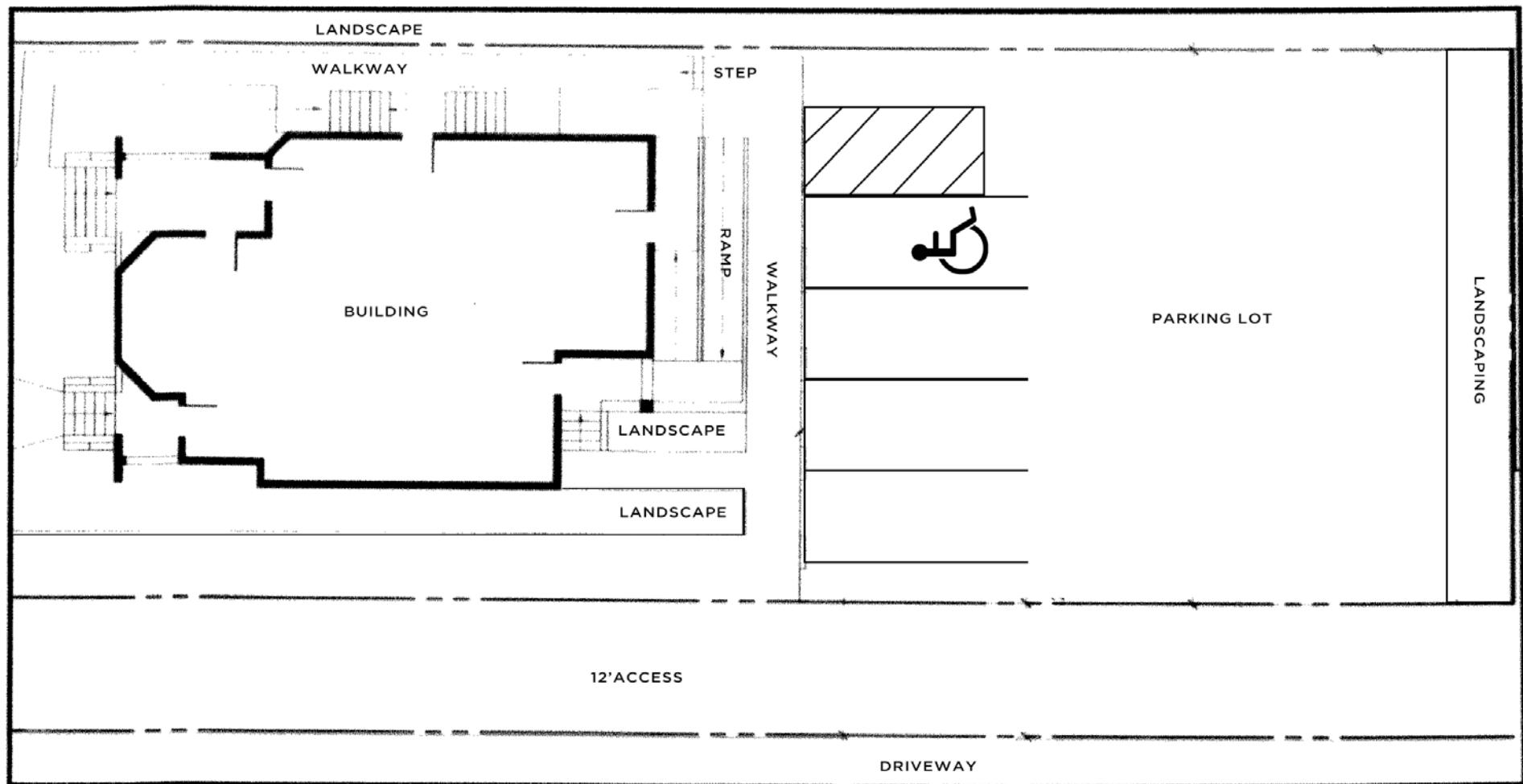


SITE PLAN



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PROPERTY PHOTOS



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MARKET SUMMARY



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SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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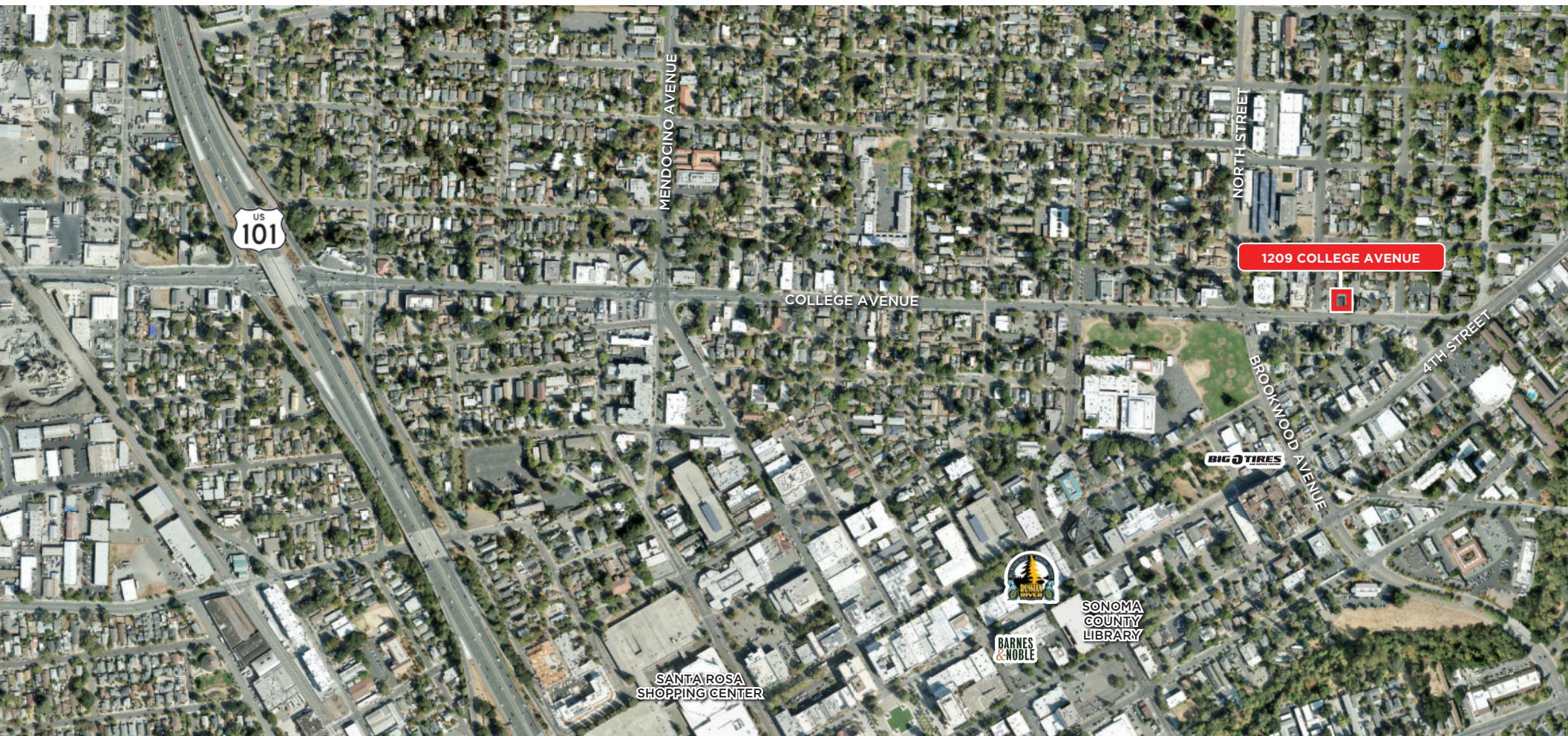


AERIAL MAP



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